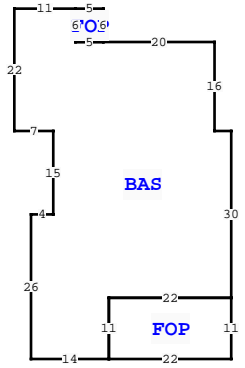
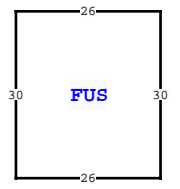


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Roof Cover	00	N/A 0
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architctual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	2,678	113.2929	126.89	339,811	1920	1920	0	0	20	35.00	45.00		
1 SINGLE FAM 0% - 2023 Heated Area: 2596 HX Base Yr														



DOR CODE	0109	SFR/BOARDING HOUSE			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	32317.060	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100		1,816	103,694
FOP	30	30		9	514
FOP	242	30		73	4,168
FUS	780	100		780	44,538
TOTALS	2,868			2,678	152,915

189 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		*RO	0.00	0.00	4,475.00	SF		1.00	1.00	1.00	4.00	4.00	17,900							
2	0100	C	SFR	0		*RO	0.00	0.00	4,400.00	SF		1.00	1.00	1.00	4.00	4.00	17,600							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		203,161	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		35,500	
TOTAL MARKET VALUE		238,661	
SOH/AGL Deduction		0	
ASSESSED VALUE		238,661	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		238,661	
TOTAL JUST VALUE		238,661	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		236,442	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0371	MAINT/ALTR	122	08/05/2020
718	REMODEL	80	05/07/1996
00000280	ADDN SFR	15	08/10/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/1863	6/30/2022	WD	U	I	37	195,000
GRANTOR: KALB COMMERCIAL PROP						
GRANTEE: WWJD PROPERTIES LLC						
1147/1721	4/07/2008	WD	Q	I	01	100
GRANTOR: CHALRS A & DEBORAH E						
GRANTEE: KALB COMMERCIAL PRO						

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W20 FOP= N6 W5S6 E5 \$ W5N6 W11 S22 E7 S15 W4 S26 E14														
FOP= E22 N11W22 S11\$ N11 E22 N30 W3 N16\$ PTR=N30 FUS= N30 W26 S30 E26\$ S30\$.														

